

BUILDING DESIGN REVIEW

Supplement H



Ordinance 2074 – [Building Design Standards](#)

Best Practices

- Projects should be compatible with the scale of adjacent and nearby actual and anticipated development and should provide a sensitive transition to more restrictive zoning districts.
- New buildings proposed in areas that have a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of nearby buildings as well as the spatial characteristics of the right-of-way. New buildings proposed in other areas should reinvigorate the area by introducing more desirable features. Features that can be used to integrate new buildings include fenestration patterns, building proportions, roof forms or building materials.
- Building design elements, details, and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building with elements and details to achieve a good human scale.
- Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, and lend themselves to a high quality of detailing are encouraged. Buildings should avoid large blank walls facing the street.
- Convenient, identifiable and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered, especially along the street edge.
- Site design should consider opportunities for enhancing personal safety and security, including providing adequate lighting and minimizing visual clutter. Buildings should avoid large blank walls lacking design features, but should preferably allow for visual connection between activities occurring on the interior and exterior of the building.
- Where possible, landscaping should reinforce the character of the development and abutting streetscape while enhancing the architecture of the building project. Possibilities include special pavements, trellises, screen walls, fountains, planters and site furniture.

MINIMUM SUBMITTAL REQUIREMENTS:

- ☐ Building Design Review Worksheet (see attached)
- ☐ Building Design Review Score sheet (see attached)
- ☐ One (1) copy of building elevations to scale for all proposed buildings showing the following
 - ☐ Sheet size - 24" x 36" (maximum)
 - ☐ Title block to include:
 - ☐ Name, address, location, and legal description
 - ☐ Name, address, and telephone number of applicant
 - ☐ Name, address, and telephone number of developer/owner (if differs from applicant)
 - ☐ Name, address, and telephone number of architect/engineer (if differs from applicant)
 - ☐ Date of submittal
 - ☐ Scale should be largest standard scale possible on sheet.
 - ☐ List of colors (names and numbers) from the City of Bryan Color Palette to be utilized or proposed equivalents. (Please use Supplement J – Exterior Commercial Color Palette Review here www.bryantx.gov/colorpalette)
Please reference Sherwin-Williams color names and numbers on the submittal. *Note: This provision is not intended to require that Sherwin-Williams paint products must be used on the building façade.*
 - ☐ List of materials to be utilized.
 - ☐ Include the following dimensions:
 - ☐ Total vertical square footage including openings (for each façade separately)
 - ☐ Total vertical square footage of each building material (for each façade separately)
 - ☐ Total vertical square footage of each color (for each façade separately)
 - ☐ Scoring Sheet MUST be signed by the architect or other designer of the building.

Building Design Review Worksheet

Use this worksheet below to determine how many Design Review points the project requires.

1. Base Points	
<i>NOTE: Developments with multiple buildings are required to earn the applicable number of points for each building. All points are earned cumulatively. Use a separate worksheet and scoring sheet for each building.</i>	
Enter 1 base point if the finished floor area of the proposed building is less than 5,000 square feet; enter 4 base points if greater.	
Total Base Points Required	
2. Additional Requirements	
<i>Additional points must be earned for each of the following design feature (except as noted).</i>	
a. Enter 1 if the building façade exceeds 200 feet in width without entrances at least every 50 feet.	
b. Enter 1 if the individual use is greater than 50,000 square feet.	
c. Enter 1 if the building is a pad-site building with a drive-in or drive-through	
d. Enter 1 if the building is a pad-site building and is separated from other buildings by surface parking on at least two sides	
e. Enter 1 if concrete block (not including decorative concrete block) is used on more than 25 percent of a façade visible to the public.	
f. Enter 2 if concrete block (not including decorative concrete block) is used on more than 75 percent of a façade visible to the public <i>(Note: if you entered 2 for this requirement, you will need 1 additional point to meet the previous requirement.)</i>	
g. Enter 1 if EIFS is used as a wall system (not including heavy foam moldings) on the ground floor below 10 feet.	
h. Enter 2 if the building is a typical pre-engineered metal building where wall panels such as "R" or "M" panels are used on more than 20 percent of a façade visible to the public.	
Total Additional Points Required	
TOTAL BASE POINTS & ADDITIONAL POINTS <u>REQUIRED</u> FOR PROPOSED BUILDING	
TOTAL POINTS EARNED FOR PROPOSED BUILDING (as per attached Scoresheet.)	

Design Review Scoresheet

<i>Design Options</i>	<i>Description / Comments</i>	<i>Points Earned</i>
1. Enter 1 point for each liner stores in building façade provided.	A liner store is a commercial use on the ground floor of a building located not more than 30 feet from the street right-of-way with an entrance facing the street.	
<i>Short description of how points are earned</i>		
2. Enter 1 point per method used from the list to the right for providing façade articulation for at least two facades of the building. <u>No more than 2 points allowed</u>	<p>“Façade articulation” shall consist of one of the following design features:</p> <ul style="list-style-type: none"> a. Changes in plane with a depth of at least 24 inches, either horizontally or vertically, at intervals of not less than 20 feet and not more than 60 feet; b. Changes of texture or material, either horizontally or vertically, at intervals of not less than 20 feet and not more than 60 feet; c. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches. 	
<i>Short description of how points are earned</i>		
3. Enter 1 point if a primary entrance design is provided.	<p>“Primary entrance design” shall consist of <u>at least three of the following</u> design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street:</p> <ul style="list-style-type: none"> a. Architectural details such as arches, friezes, tile work, murals, or moldings. b. Integral planters or wing walls that incorporate landscape or seating. c. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, ground-mounted accent lights, or decorative pedestal lights. d. Prominent three-dimensional features, such as belfries, chimneys, clock towers, domes, spires, steeples, towers, or turrets. e. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns. 	

<i>Short description of how points are earned</i>		
4. Enter 1 point if any building materials listed to the right are used for 60% or more of three most visible building facades, not including window or door area.	<ul style="list-style-type: none"> • cementations siding, • decorative exposed concrete, or • wood. 	
<i>Short description of how points are earned</i>		
5. Enter 1 point if providing shelter integrated into building form alongside at least 20 percent of all building frontages adjacent to or facing the principal street or adjacent parking with maximum canopy height of 15 feet.	<p>In order to be awarded points for this item projects shall meet the following shade and shelter requirements:</p> <p>A. If provided, at least one ADA ramp alongside the building must be shaded to a minimum of 2 times the width (as determined by a ramp user) of the contiguous lineal ramp section closest to the building. If a rear ADA ramp is also provided as part of the building design, it shall also meet the requirements of this section. Such shade devices shall have a maximum canopy height of 15 feet.</p> <p>B. Principal building entrances shall be located under a shade device such as a building projection or recess in building face with a minimum depth of 6 feet and maximum canopy height of 20 feet.</p>	
<i>Short description of how points are earned</i>		
6. Enter 1 point if providing glazing on at least 20 percent of wall area between two and ten feet above grade on first floor, for at least two facades of the building.	At least one-third of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.4 or higher.	
<i>Short description of how points are earned</i>		
7. Enter 1 point if 100% of glazing on ground-floor facades have a Visible Transmittance (VT) of 0.4 or higher on facades that face any street or parking lot.		
<i>Short description of how points are earned</i>		

8. Enter 3 points if any building materials listed to the right are used for 60% or more of three most visible building facades, not including window or door area.	<ul style="list-style-type: none"> • natural stone, • unpainted brick, • 3-step hard coat cementitious stucco, • unpainted integrally colored decorative concrete block, • tile, • composite metal panels, or • smooth zinc panels. 	
<i>Description of how points are awarded</i>		
9. Enter 3 points if providing glazing on at least 40 percent of wall area between two and ten feet above grade on first floor, for at least two facades of the building.	At least one-third of the total area of all glazing on ground-floor facades that face the principal street shall have a Visible Transmittance (VT) of 0.4 or higher.	
<i>Description of how points are awarded</i>		
10. Enter 3 points if the design of the building is such that at least 75 percent of the façade facing the principal street consists of storefronts with at least two separate entrances.	<p>The following entrance area requirements apply:</p> <p>A. If provided, at least one ADA ramp alongside the building must be shaded to a minimum of 2 times the width (as determined by a ramp user) of the contiguous lineal ramp section closest to the building. If a rear ADA ramp is also provided as part of the building design, it shall also meet the requirements of this section. Such shade devices shall have a maximum canopy height of 15 feet.</p> <p>B. Principal building entrances shall be located under a shade device such as a building projection or recess in building face with a minimum depth of 6 feet and maximum canopy height of 20 feet.</p>	
<i>Description of how points are awarded</i>		
11. Enter 3 points if providing shelter which is integrated into building form alongside at least 40 percent of all building frontages adjacent to or facing the principal street or adjacent parking with maximum canopy height of 15 feet.	<p>A. If provided, at least one ADA ramp alongside the building must be shaded to a minimum of 2 times the width (as determined by a ramp user) of the contiguous lineal ramp section closest to the building. If a rear ADA ramp is also provided as part of the building design, it shall also meet the requirements of this section. Such shade devices shall have a maximum canopy height of 15 feet.</p> <p>B. Principal building entrances shall be located under a shade device such as a building projection or recess in building face with a minimum depth of 6 feet and maximum canopy height of 20 feet.</p>	

<i>Description of how points are awarded</i>		
12. Enter 3 points if providing a sustainable roof.	<p>“Sustainable roof” is roofing that has one of the following:</p> <p>a. For a minimum of 75 percent of the total roof surface, a Solar Reflectance Index (SRI) of 78 or higher for a roof with a slope of 2:12 or less, or 29 or higher for a roof with a slope greater than 2:12; or</p> <p>b. For a minimum of 50 percent of the total roof surface, a vegetated roof;</p> <p>c. For a minimum of 50 percent of the total roof surface, rainwater collection system, connected to irrigation system or other building system through piping; or</p> <p>d. For a minimum of 75 percent of the total roof surface, a combination of a vegetated roof with rainwater collection system and SRI-compliant roof meeting the SRI standards listed in “a” above.</p>	
<i>Description of how points are awarded</i>		
13. Enter 3 points if providing onsite renewable energy which is integrated into the building design.	Examples may include, but are not limited to, rooftop solar panels or biomass boilers.	
<i>Description of how points are awarded</i>		
TOTAL POINTS EARNED FOR THIS BUILDING		

I, the undersigned below, do certify that the information, descriptions and calculations are complete and accurate to the best of my knowledge.

Signature of architect or other designer: _____

Date: _____